

HOUSING PRODUCTION TRUST FUND BOARD
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Meeting Minutes

Thursday, October 21, 2021

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:34 pm, Susanne Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Chapman Todd (joined at 12:38pm)*

Stan Jackson

Charles Lowery (joined at 12:45pm)

Lynn French

Also present:

Polly Donaldson - DHCD Director*

Tsega Bekele – DHCD Chief of Staff

Richard Livingstone - DHCD Deputy Chief of Staff and Communications Director*

Erin Wilson - DHCD DFD Deputy Manager

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Joseph Knackstedt – DHCD Project Manager

Reshma Holla – DHCD DFD Deputy Manager

Anna Scallet – DHCD Project Manager

*Joined in-person at DHCD in Room 308.

MINUTES

Members of the board reviewed minutes from the March Housing Production Trust Fund (HPTF) board meeting. Stan Jackson motioned to approve the March 2021 minutes. The motion was seconded by Lynn French. The motion carried unanimously and was conducted by roll call vote; Chapman Todd and Charles Lowery not present, not voting. Members of the board subsequently took up minutes from the April HPTF board meeting. Stan Jackson motioned to approve the April 2021 minutes. The motion was seconded by Lynn French. The motion carried unanimously and was conducted by a roll call vote; Chapman Todd and Charles Lowery not present, not voting. Members of the board subsequently took up minutes from the July HPTF board meeting. Stan Jackson motioned to approve the July 2021 minutes. The motion was seconded by Lynn French. The motion carried unanimously and was conducted by a roll call vote; Chapman Todd and Charles Lowery not present, not voting. Members of the board finally took up minutes from the June HPTF board meeting. Stan Jackson motioned to approve the June 2021 minutes. The motion was seconded by Lynn French. The motion carried unanimously and was conducted by a roll call vote; Charles Lowery not present, not voting.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson began her update by sharing her retirement at the end of the month as announced by Mayor Bowser in a press release on Friday. The Director shared interim leadership would be announced before she leaves and likely a national search would ensue.

Director Donaldson went on to make other personnel announcements including that Erin Wilson has been promoted from Deputy Manager of the Development Finance Division to Manager. Her position as Deputy Manager will be posted shortly along with other project manager roles following the retirement of Washi Walli and Ray Slade. Director Donaldson also announced that former Housing Preservation Officer Ana Van Balen has left DHCD to join the Office of the Deputy Mayor for Planning and Economic Development as Director of Housing Policy and Programs. Danilo Pelletiere has since been appointed by Mayor Bowser to the role and he will keep some of his duties as Senior Advisor in this new capacity.

The Director concluded her update by reminding the board of the FY 21 supplement and FY 22 budget highlights, including that with these new resources will come the release of the next consolidated Request for Proposals (RFP) on September 30th. Noting some of the features of the Qualified Allocation Plan that are already publicly, she shared that there will be two rounds in the RFP and information sessions would follow its launch but to stay tuned.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Deputy Manager, DFD

Erin reported the division is working hard to move 6 projects to closing before the end of the fiscal year. If all of those projects close, she reported the FY 21 pipeline of closings would see over \$100 million closed with 9% of the fund going to 80% Median Family Income (MFI) and under, 68% of the fund going to 50% and under, and 23% of the fund going to 30% and under; noting this is not in line with the statutory requirements of the fund.

The board discussed the 50% under 30% MFI mandate and ways new resources and alignment of those resources with the Local Rent Supplement Program and other improvements to its administration will help meet the goal. Erin also shared that some improvements to the RFP will help including that priority will be given to projects west of the river where 50% of the gap financing

provided by HPTF is proposed to go to 30% MFI units and below, that these projects would be selected in the first round.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo reported no new legislation related to HPTF. He shared that activity as of late, with the Council on recess, has been focused on the federal level. Including that there's a reconciliation bill making its way through Congress that may deliver on a lot of aid, including housing choice vouchers, Project 8 vouchers, and National Housing Trust Fund money. He noted we are following closely any changes to the tax credit. Council returns in the fall and we will see what they propose. We expect further activity on transparency with HPTF and look forward to the discussion.

The board discussed federal investments in housing, including the Homeowner Assistance Fund dollars coming to the District from the American Rescue Plan.

ADJOURNMENT

The meeting concluded remarks by Chair Slater on the retirement of Director Donaldson. She particularly commended the Director, as the longest service Director of DHCD, for her real talent to get things accomplished and noted she would be leaving on a high note with many if not all of her goals accomplished. Because of her efforts the District is on track to meet the 36,000 by 2025 housing goals she helped to establish.

Stan Jackson motioned to adjourn the meeting. The motion was seconded by Charles Lowery. The motion carried unanimously and was conducted by roll call vote. The meeting was adjourned at 1:28 pm. The next HPTF board meeting will be held October 21st at 12:30 pm.